

IN RE: PETITION FOR SPECIAL HEARING  
S/S Johnnycake Road, 1600' W  
of the c/l of Fairbrook Road  
(Parkview Trail)  
1st Election District  
1st Councilmanic District  
Johnnycake Development Corp.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-49-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the Fifth Amended Development Plan for Parkview Trail, Sheets 3, 4 and 6, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Julius W. Lichter, Esquire, appeared and testified. Also appearing on behalf of the Petitioners was Michael Ertel, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property consists of 50.502 acres zoned D.R. 5.5 and is part of Sections Two and Three of the subdivision known as Parkview Trail which is proposed for development with single family and townhouse dwelling units. Petitioners filed the instant Petition as a result of modifications made to the previously approved final development plan to eliminate one of the single family dwelling units, add a townhouse unit, change house numbers and revise lot widths in accordance with Petitioner's Exhibits 1 and 2. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks

relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24 day of October, 1991 that the Petition for Special Hearing to approve an amendment to the Fifth Amended Development Plan for Parkview Trail, Sheets 3, 4 and 6, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjb

ORDER RECEIVED FOR FILING  
Date 10/23/91  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 23, 1991

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 105  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING  
S/S Johnnycake Road, 1600' W of the c/l of Fairbrook Road  
(Parkview Trail)  
1st Election District - 1st Councilmanic District  
Johnnycake Development Corporation - Petitioner  
Case No. 92-49-SPH

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjb

cc: People's Counsel

*File*

## Petition for Special Hearing #46

to the Zoning Commissioner of Baltimore County

92-49-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Amendments of the Approved Development Plan sheets 3, 4, and 6 only, namely the Fifth Amended Final Development Plans for Parkview Trail, as shown on the attached plans incorporated as a part hereof.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Julius Lichter

(Type or Print Name)

Signature

305 W. Chesapeake Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 321-0600

Legal Owner(s):

Johnny Cake Development Corporation

(Type or Print Name)

Signature

Joseph Rivkin, President

(Type or Print Name)

Signature

1301 York Road, Suite 406

Address

Lutherville, MD 21093 (301) 321-7650

City and State

Name, address and phone number of legal owner, contractor, architect, or representative to be contacted

Michael Ertel

Morris & Ritchie Associates, Inc.

Name

606-D Bosley Avenue 821-1690

Address

Towson, MD 21204

City and State

STAY IN USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR. + 15R.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: *TMK* DATE 7/30/91

ORDER RECEIVED FOR FILING  
Date 10/23/91  
By [Signature]

MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



July 18, 1991

92-49-SPH

50.502 Acre Parcel of Land, Surveyed for Johnnycake Development Corporation, Located on Johnnycake Road, First Election District, Baltimore County, Maryland.

BEGINNING for the same at a point in the centerline of Johnnycake Road at the northerlymost corner of the Land of Johnnycake Development Corporation, said point lying 1,095 feet measured northeasterly along the centerline of Johnnycake Road from its intersection with the centerline of Park Trail Road, thence leaving Johnnycake Road and binding on the outline of the Lands of Johnnycake Development Corporation, four courses, viz:

1. South 15° 42' 02" West 840.00 feet,
2. South 78° 55' 22" East 112.37 feet,
3. South 17° 48' 41" West 1281.05 feet, and
4. South 43° 18' 41" West 250.00 feet, thence leaving said outline running through and across the Lands of Johnnycake Development Corporation, thirty-five courses, viz:
5. North 69° 54' 34" West 411.28 feet,
6. South 31° 00' 00" West 26.00 feet,
7. North 55° 00' 00" West 105.78 feet,
8. By a curve to the left in a northeasterly direction of radius 498.55 feet and an arc distance of 133.78 feet, said arc being subtended by a chord bearing North 23° 41' 11" East 133.36 feet,
9. North 74° 00' 00" West 58.00 feet,
10. North 16° 00' 00" East 268.00 feet,
11. North 29° 00' 00" West 14.14 feet,
12. North 16° 00' 00" East 50.00 feet,

X 139 N. MAIN STREET, SUITE 200 606 D BOSLEY AVENUE  
BET. ARL. MARYLAND 21014 TOWSON, MARYLAND 21204  
(301) 879-1690 (301) 836-7580  
FAX (301) 879-1620 FAX (301) 821-1748

# 46

50.502 Acre Parcel  
July 18, 1991  
Page 2

92-49-SPH

13. North 74° 00' 00" West 2.00 feet,
14. North 29° 00' 00" West 14.14 feet,
15. North 16° 00' 00" East 18.89 feet, to a point of curvature,
16. By a curve to the left in a northwesterly direction of radius of 150.00 feet and an arc distance of 145.85 feet, said arc being subtended by a chord bearing North 11° 51' 16" West 140.17 feet,
17. South 37° 41' 51" West 51.89 feet,
18. North 87° 34' 02" West 12.68 feet,
19. By a curve to the right in a southwesterly direction of radius 630.00 feet and an arc distance of 187.20 feet, said arc being subtended by a chord bearing South 49° 14' 12" West 186.50 feet,
20. South 20° 13' 24" North 16.21 feet,
21. South 60° 45' 33" West 41.54 feet,
22. North 65° 01' 24" West 12.69 feet,
23. By a curve to the right in a southwesterly direction of radius 630.00 feet and an arc distance of 249.34 feet, said arc being subtended by a chord bearing South 74° 39' 43" West 247.71 feet to a point of tangency,
24. South 86° 00' 00" West 79.47 feet,
25. South 41° 00' 00" West 14.15 feet,
26. South 86° 00' 00" West 40.00 feet,
27. North 49° 00' 00" West 14.14 feet,
28. South 86° 00' 00" West 70.00 feet to a point of curvature,

50.502 Acre Parcel  
July 18, 1991  
Page 3

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29. By a curve to the right in a northwesterly direction of radius 410.00 feet and an arc distance of 110.92 feet, said arc being subtended by a chord bearing North 86° 15' 00" West 110.58 feet to a point of tangency,
30. North 78° 30' 00" West 100.00 feet to a point of curvature,
31. By a curve to the left in a northwesterly direction of radius 350.00 feet and an arc distance of 121.21 feet, said arc being subtended by a chord bearing North 88° 25' 20" West 120.62 feet,
32. South 35° 00' 00" West 13.94 feet,
33. South 80° 00' 00" West 50.00 feet,
34. North 55° 00' 00" West 14.14 feet,
35. South 80° 00' 00" West 65.00 feet to a point of curvature,
36. By a curve to the right in a southwesterly direction of radius 605.00 feet and an arc distance of 35.02 feet, said arc being subtended by a chord bearing South 81° 39' 31" West 35.01 feet,
37. North 10° 00' 00" West 224.15 feet,
38. North 00° 00' 00" East 162.00 feet, and
39. North 21° 31' 58" East 86.74 feet to a point on the outline of the Lands of Johnnycake Development Corporation aforesaid, thence binding on said outline,
40. North 52° 23' 24" East 363.82 feet to a point in the centerline of Johnnycake Road aforesaid, thence binding thereon,
41. North 54° 32' 38" East 287.17 feet, thence leaving Johnnycake Road running through and across the Lands of Johnnycake Development Corporation, ten courses, viz:

50.502 Acre Parcel  
July 18, 1991  
Page 4

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42. South 35° 27' 22" East 80.56 feet,
43. North 56° 47' 38" East 25.00 feet,
44. South 39° 10' 22" East 89.66 feet,
45. By a curve to the right in a northeasterly direction of radius 401.00 feet and an arc distance of 41.76 feet, said arc being subtended by a chord bearing North 53° 48' 39" East 41.74 feet,
46. South 33° 12' 22" East 31.00 feet,
47. South 57° 55' 56" East 44.04 feet,
48. South 33° 12' 22" East 31.00 feet,
49. North 56° 47' 38" East 50.58 feet,
50. South 33° 12' 22" East 87.00 feet, and
51. North 56° 47' 38" East 706.00 feet to a point on the southwesterly side of Park Trail Road, thence binding thereon,
52. South 33° 12' 22" East 92.96 feet, thence crossing Park Trail Road, still running through and across the Lands of Johnnycake Development Corporation, three courses, viz:
53. North 56° 47' 38" East 161.40 feet,
54. South 33° 12' 22" East 20.07 feet, and
55. North 64° 19' 49" East 86.74 feet to a point in the outline of the Lands of Johnnycake Development Corporation aforesaid, thence binding on said outline, nine courses, viz:
56. South 78° 58' 02" East 107.97 feet,
57. North 11° 32' 10" East 650.58 feet to a point in the centerline of Johnnycake Road, thence binding thereon,

92-49-SPH

58. South 79° 26' 15" East 18.33 feet, and
59. South 87° 35' 32" East 33.45 feet, thence leaving Johnnycake Road,
60. South 11° 32' 10" West 662.27 feet,
61. South 78° 58' 02" East 105.18 feet, and
62. North 12° 54' 28" East 681.05 feet to a point in the centerline of Johnnycake Road aforesaid, thence binding thereon,
63. South 82° 52' 03" East 158.15 feet, and
64. South 77° 22' 43" East 15.02 feet to the beginning hereof.

CONTAINING 50.502 acres of land, more or less.

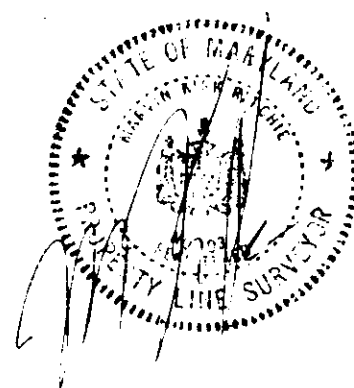
BEING part of the following eight conveyances to Johnnycake Development Corporation:

1. From Rocci Promutico, dated April 16, 1986 and recorded among the Land Records of Baltimore County, Maryland in Liber 7140, Folio 286,
2. From Angelo Ruta and Joel Kauffman, dated October 31, 1986 and recorded among the Land Records aforesaid, Maryland in Liber 7415, Folio 148,
3. From James Earl Webb Jr. and Cindy Gale Webb, his wife, dated April 1, 1987 and recorded among the Land Records aforesaid, in Liber 7488, Folio 281,
4. From Marion B. Ellis Jr. and Susan M. Ellis, his wife, dated March 27, 1987 and recorded among the Land Records aforesaid, in Liber 7488, Folio 524,
5. From Joseph Tacchetti, dated April 21, 1987 and recorded among the Land Records aforesaid, in Liber 7507, Folio 250,

92-49-SPH

6. From Fayola C. Webb, Norman R. Henson and Deborah E. Henson, his wife, dated April 30, 1987 and recorded among the Land Records aforesaid, in Liber 7539, Folio 834,
7. From Howard L. Opel Jr. and Betty Foyle, dated March 24, 1988 and recorded among the Land Records aforesaid, in Liber 7838, Folio 435, and
8. Matthew Sterling Sturgeon, dated April 29, 1988 and recorded among the Land Records aforesaid, in Liber 7854, Folio 653.

This description is of a part of Sections Two and Three of Parkview Trails and does not comprise the entire subdivision.



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: Aug 29, 1991  
Posted for: Johnnycake Development Corporation  
Petitioner: Johnnycake Development Corporation  
Location of property: 111 West Chesapeake Avenue, Room 106, Towson, Maryland 21204  
Location of Sign: 111 West Chesapeake Avenue, Room 106, Towson, Maryland 21204  
Remarks: None  
Posted by: [Signature] Date of return: Aug 29, 1991  
Number of Signs: 2

**CERTIFICATE OF PUBLICATION**

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 11:00 a.m.  
Case Number: 92-49-SPH  
S/S Johnnycake Road 1600' W of c/l Fairbrook Road  
Parkview Trail F.D.P.  
1st Election District  
1st Councilmanic  
Petitioner(s): Johnnycake Development Corporation  
Hearing Date: Thursday, October 3, 1991 at 11:00 a.m.  
Special Hearing: to approve amendment of the approved Development Plan sheets 3, 4 and 6 only, namely the Fifth Amended Final Development Plans of Parkview Trail, as shown on the plan.  
Zoning Commissioner of Baltimore County  
CJ8297 August 29

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 29, 1991.

CATONSVILLE TIMES

[Signature]  
Publisher

597-466-78

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. Aug 29, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 29, 1991.

THE JEFFERSONIAN,

[Signature]  
Publisher

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150  
Number

Date: Aug 29, 1991  
FURNISHED TO: JOHN RIVKIN  
BY: FRANCE  
FOR: JOHN RIVKIN  
RE: JOHN RIVKIN  
CJ8297 August 29

Please Make Check Payable To: Baltimore County \$175.00  
BA C007:31A07-30 91

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

DATE: 9/9/91

**COPY**

Johnnycake Development Corporation  
1301 York Road, Suite 406  
Lutherville, Maryland 21093

RE:  
Case Number: 92-49-SPH  
S/S Johnnycake Road, 1600' W of c/l Fairbrook Road  
Parkview Trail F.D.P.  
1st Election District - 1st Councilmanic  
Petitioner(s): Johnnycake Development Corporation  
HEARING: THURSDAY, OCTOBER 3, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 85.78 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Jules Lichter, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

AUGUST 13, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-49-SPH  
S/S Johnnycake Road, 1600' W of c/l Fairbrook Road  
Parkview Trail F.D.P.  
1st Election District - 1st Councilmanic  
Petitioner(s): Johnnycake Development Corporation  
HEARING: THURSDAY, OCTOBER 3, 1991 at 11:00 a.m.

Special Hearing to approve amendment of the approved Development Plan sheets 3, 4 and 6 only, namely the Fifth Amended Final Development Plans of Parkview Trail, as shown on the plan.

[Signature]  
Zoning Commissioner of Baltimore County

cc: Johnnycake Development Corporation  
Jules Lichter, Esq.  
Morris & Ritchie & Associates, Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

September 25, 1991

Jules Lichter, Esquire  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Item No. 46, Case No. 92-49-SPH  
Petitioner: Joseph Rivkin, et ux  
Petition for Jules Lichter

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Joseph Rivkin  
Johnnycake Development Corp.  
1301 York Road, Suite 406  
Lutherville, MD 21093

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this 30th day of July, 1991.

[Signature]  
ARNOLD JARON  
DIRECTOR

Received By:

[Signature]  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Joseph Rivkin

Petitioner's Attorney: Jules Lichter

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: August 21, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Johnny Cake Development Corporation, Item No. 46

In reference to the petitioner's request, staff offer the following comments:

On July 18, 1991, the Baltimore County Planning approved these amendments. The Office of Planning and Zoning supports the applicant's request.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

ITEM28/TXTROZ

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

CALL 887-3500

AUGUST 2, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHNNY CAKE DEVELOPMENT CORP.

Location: PARKVIEW TRAIL P.D.P.

Item No.: 46 Zoning Action: AUGUST 12, 1991

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved street in accordance with Baltimore County standards as published by the Department of Public Works.

2. The vehicle dead end condition shown on Parcel Map EXCPTS 200' the maximum allowed by the Fire Department.

REVIEWER: *Pat Keller* 8-4-91  
Planned Growth  
Special Inspection Division  
Noted and  
Approved: *Robert W. Bowling*  
Fire Prevention Bureau

JK/NEF

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: August 20, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for August 13, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for Items 29, 33, 50 and 51.

For Item 43, a County Review Group Meeting is required.

For Items 46 and 47, the previous County Review Group Comments are still applicable.

*Robert W. Bowling* / DAK  
ROBERT W. BOWLING, P.E., Chief  
Development Engineering Division

RWB:c

MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
AND LANDSCAPE ARCHITECTS



July 8, 1991

#46

92-49-SPH

Mr. Joe Maranto  
Current Planning  
Baltimore County Office Building, Room 107  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Subject: Parkview Trail J.O. 9035

Dear Mr. Maranto:

We are submitting the enclosed to be presented to the Planning Board on July 18, 1991. Two prints of the approved Final Submittal Plans for Parkview Trail are redlined to show the proposed changes to amend the plans. Units have been sold within 300 feet of the proposed changes which are as follows:

Sheet 3 - Lot widths revised, lots 227-231 to east height to height and window to window requirements and house numbers revised due to change on Sheet 6 eliminating turnarounds on Riding Crop Way and Hounds Run Court resulting in a thru street, lot 381 eliminated reducing proposed units to 43 on this sheet.

Sheet 4 - Lot 386 reduced to 15' x 100' and lot 381 added to the group increasing the proposed units to 107 on this sheet. The total number of lots proposed remains 594.

Sheet 6 - Turnarounds eliminated on Riding Crop Way and Hounds Run Court with the advice and approval of both Departments of Traffic and Public Works after being made aware of problems with identical turnarounds used on Cedar Barn Way and Triple Crown Court in this subdivision. Parking has been revised and house numbers changed appropriately.

These changes are consistent with the character of the community and are made with the intention of improving traffic flow and eliminating the trash pick-up problems encountered previously. We respectfully request the Board's approval.

Post-it Grand fax transmittal memo 7671 (of pages)

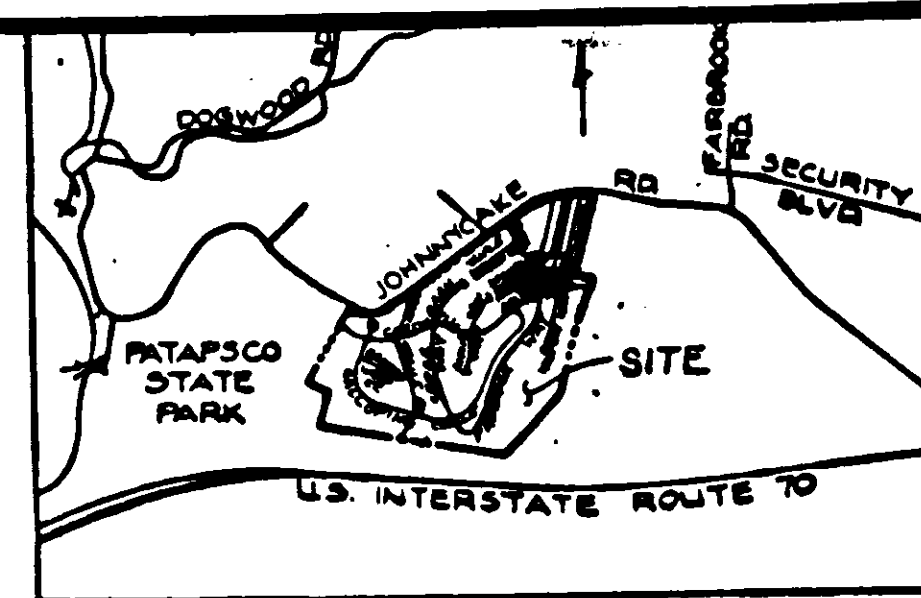
To: *MIKE EATON* From: *MIKE*  
Cc: *MIKE TOWSON* Cc: *MIKE BOWLING*  
Date: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

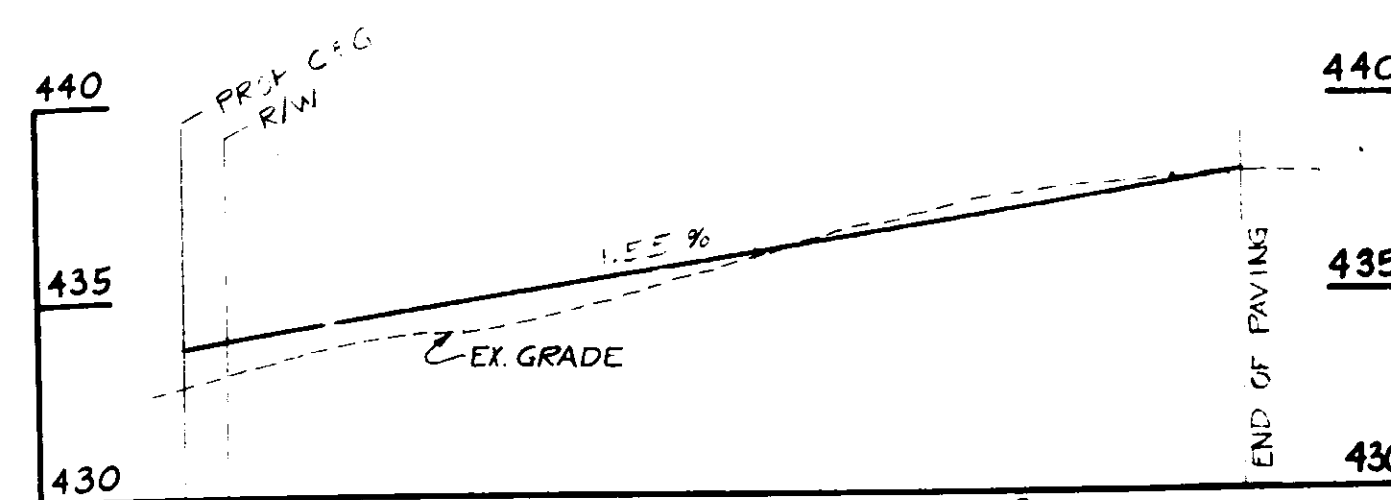
NAME	ADDRESS
<i>Julius L. Linter, Jr.</i>	<i>205 W. CHESAPEAKE AVE 71204</i>
<i>Michael Eaton, Esq.</i>	<i>6060 BOWLING AVE 71204</i>



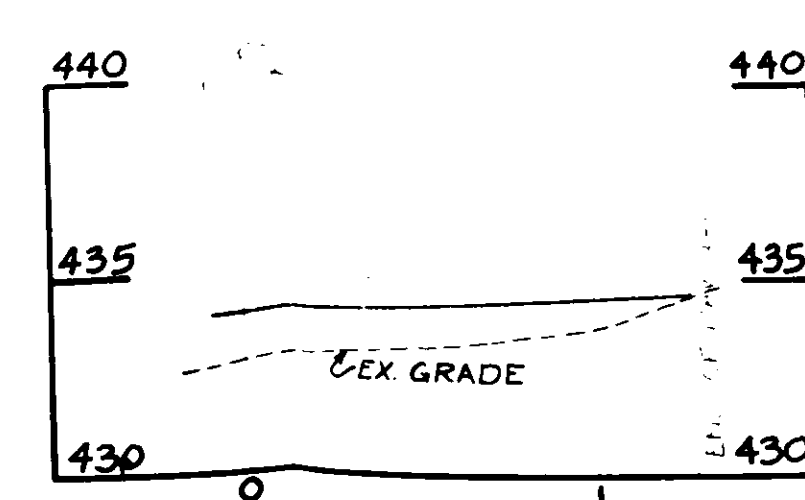


VICINITY MAP  
SCALE: 1"=2000'

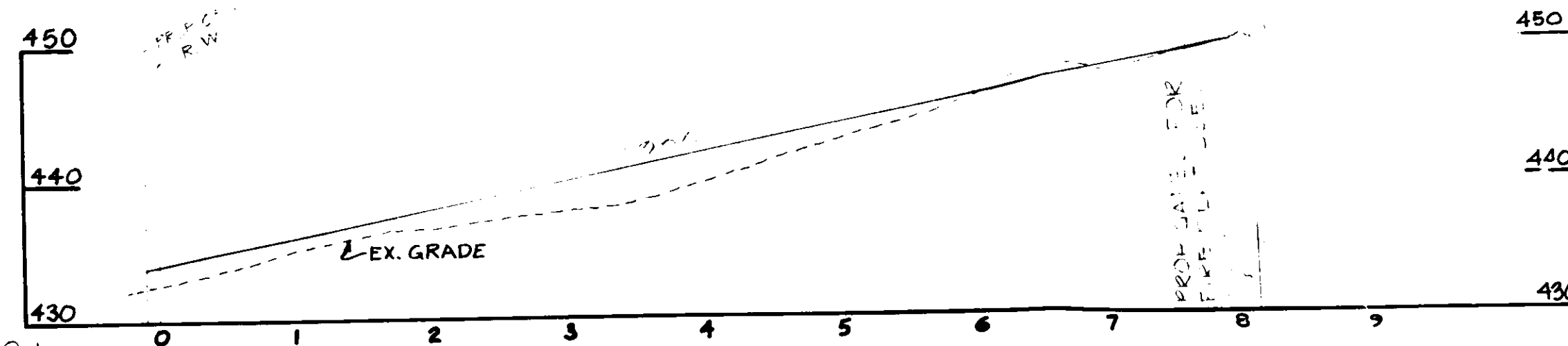
92-49-SPH



PANHANDLE PROFILE FOR LOTS 379 & 380  
SCALE: HOR: 1"=50'  
VERT: 1"=5'



PANHANDLE PROFILE FOR LOT 374  
SCALE: HOR: 1"=50'  
VERT: 1"=5'



PANHANDLE PROFILE FOR LOTS 376-378  
SCALE: HOR: 1"=100'  
VERT: 1"=10'

DENSITY CALCULATIONS		
	THIS SHEET	TOTAL
GROSS AREA	10.211 AC.±	100.493 AC.±
HIGHWAY DEDICATION	0.197 AC.±	1.814 AC.±
NET AREA	10.014 AC.±	100.679 AC.±
ZONING	DR 55	DR 55: 100.000 AC.± RC 3: 0.679 AC.±
LOTS PERMITTED	1021 AC.± DR 55 = 56.161	DR 55: 504.000 RC 3: 0
LOTS PROPOSED	49 UNITS	504 UNITS
PARKING REQUIRED	49 x 2 = 98 SPACES	504 x 2 = 1108 SPACES
PARKING PROPOSED	90 SPACES	1285 SPACES
OPEN SPACE REQUIRED	49 UNITS x 0.50 SF = 0.441 AC.±	504 UNITS x 0.50 SF = 8.841 AC.±
OPEN SPACE PROPOSED	2.015 AC.±	20.047 AC.±

EXHIBIT 1

REASON FOR 5th AMENDMENT  
DATE 4-25-91  
ELIMINATED TURNAROUNDS ON  
R/W OF GROF WAY CHANGE  
HOUSE NUMBERS (NO CHANGE)  
TO SHEETS 1, 2, 4, 5, 7, 8  
REVISE LOT WIDTH - LOTS 227 & 231  
LOT 230 REMOVED & LOT 181 ADDED TO  
SHEET 4 & ELIMINATED FROM SHEET 3

T. WILSON RITTER  
D.R. 5.5

Michell J. Esterl

5-1-90  
THIS SEAL FOR 3rd AMENDMENT  
THIS SEAL FOR 2nd AMENDMENT  
THIS SEAL FOR 1st AMENDMENT 425 D  
JUL 19 1997

OFFICE OF PLANNING AND ZONING  
Approved by:

Director of Planning

Zoning Commissioner

W. DUVAL & ASSOCIATES, INC.  
530 EAST JORPA ROAD  
TOWSON, MARYLAND 21204  
(301) 583-9571

CONTRACT PURCHASER/DEVELOPER

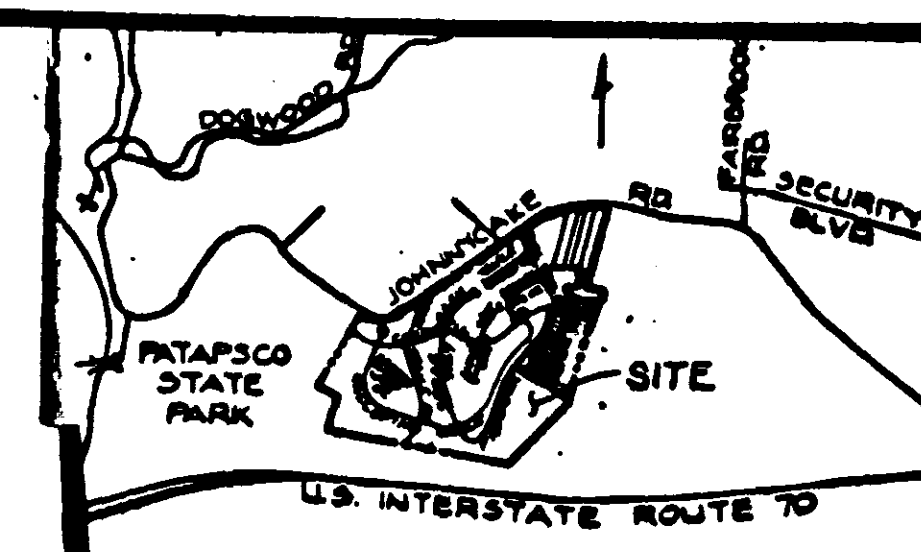
JOHNNYCAKE DEVELOPMENT CORPORATION  
1301 YORK ROAD  
SUITE 406  
LUTHERVILLE, MARYLAND 21093  
(301) 321-7650

3rd AMENDED  
FINAL DEVELOPMENT PLAN  
DATE OF APPROVAL C.B.S. 10/30/86  
APPROVED EXPIRATION DATE - 4/1/90  
DATE OF APPROVAL 2nd AMENDED CRG - 7/28/87  
PARKVIEW TRAIL

SCALE: 1"=50' BALTIMORE COUNTY MD.  
1ST ELECTION DISTRICT DATE: 9-22-87  
SHEET 3 OF 6

#46





VICINITY MAP  
SCALE: 1"=2000'

DENSITY CALCULATIONS		
	THIS SHEET	TOTAL
GROSS AREA	10.674 AC ±	109.493 AC ±
HIGHWAY DEDICATION	0.000 AC	1.814 AC ±
NET AREA	10.674 AC ±	106.679 AC ±
ZONING	DR.55	DR.55-106.00 AC ± RC.55-104.00 AC ±
LOTS PERMITTED	1874 AC ± DR.55 = 102.71	DR.55-106.00 AC ± RC.55-104.00 AC ±
LOTS PROPOSED	106 UNITS	524 UNITS
PARKING REQUIRED	106 x 2 = 212 SPACES	524 x 2 = 1048 SPACES
PARKING PROPOSED	254 SPACES	1267 SPACES
OPEN SPACE REQUIRED	14 UNITS x 650 SF = 1.88 AC ±	504 UNITS x 650 SF = 8.864 AC ±
OPEN SPACE PROPOSED	10.375 AC ±	28.047 AC ±

# PETITIONER'S EXHIBIT 2

3<sup>RD</sup> AMENDED  
FINAL DEVELOPMENT PLAN  
1) ADDED LOT #326 ALONG WISPER WOODS WAY.

2<sup>ND</sup> AMENDED  
FINAL DEVELOPMENT PLAN

PRINTED JUL 08 1991

DATE OF APPROVED 2<sup>ND</sup> AMENDED C.R.G. 7-28-87  
DATE OF APPROVED C.R.G. 10-30-86

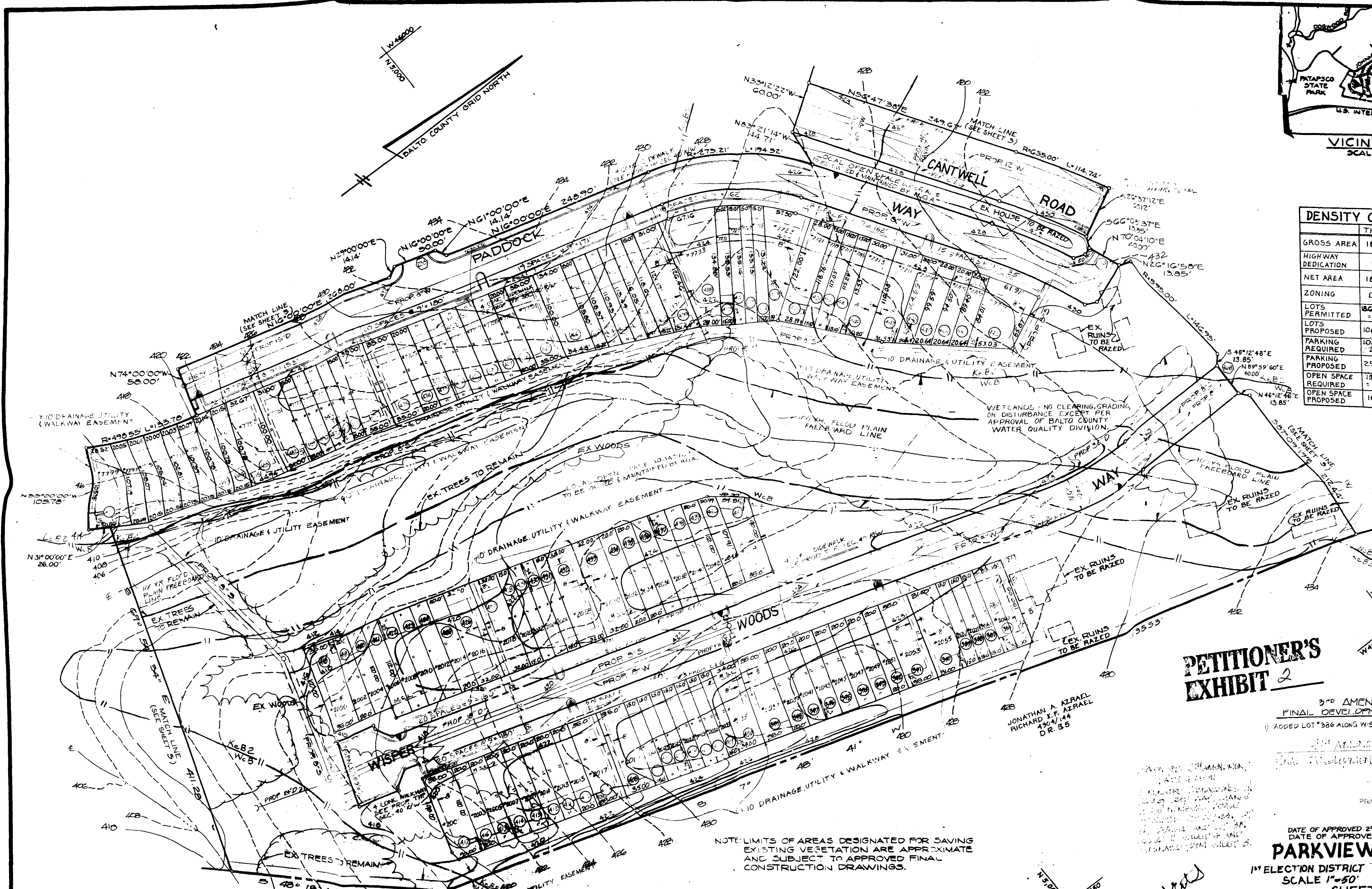
## PARKVIEW TRAIL

1<sup>ST</sup> ELECTION DISTRICT BALTIMORE COUNTY  
SCALE 1"=50' DATE: 9-22-87  
SHEET 4 OF 6

5-1-90  
DEAL FOR 2<sup>ND</sup> AMENDMENT  
DEAL FOR 3<sup>RD</sup> AMENDMENT  
DEAL FOR 4<sup>TH</sup> AMENDMENT

CONTRACT PURCHASER/DEVELOPER  
JOHNNYCAKE DEVELOPMENT CORPORATION  
1301 YORK ROAD  
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LUTHERVILLE, MARYLAND 21093  
(301) 321-7690

ENGINEERS  
W. DUVALL & ASSOCIATES INC.  
520 EAST JOFFA ROAD  
TOWSON, MARYLAND 21204  
PHONE (301) 583-9571



NOTE: LIMITS OF AREAS DESIGNATED FOR SAVING  
EXISTING VEGETATION ARE APPROXIMATE  
AND SUBJECT TO APPROVED FINAL  
CONSTRUCTION DRAWINGS.



